142.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,900 / 825,900
					USE VALUE:	825,900 / 825,900
					ASSESSED:	825,900 / 825,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POWELL ANN M / TRUSTEE
Owner 2:	POWELL FAMILY TRUST
Owner 3:	
Street 1:	97 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POWELL ANN M -
Owner 2:	-
Street 1:	97 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2518 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5153.000	366,200		459,700	825,900
Total Card	0.118	366,200		459,700	825,900
Total Parcel	0.118	366,200		459,700	825,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.06 | /Parcel: 328.06

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92143
GIS Ref	
GIS Ref	
Insp Date	12/15/17

!11042!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,200	0	5,153.	459,700	825,900		Year end	12/23/2021
2021	101	FV	354,600	0	5,153.	459,700	814,300		Year End Roll	12/10/2020
2020	101	FV	354,600	0	5,153.	459,700	814,300	814,300	Year End Roll	12/18/2019
2019	101	FV	268,200	0	5,153.	430,900	699,100	699,100	Year End Roll	1/3/2019
2018	101	FV	270,900	0	5,153.	356,200	627,100	627,100	Year End Roll	12/20/2017
2017	101	FV	270,900	0	5,153.	327,500	598,400	598,400	Year End Roll	1/3/2017
2016	101	FV	270,900	0	5,153.	298,800	569,700	569,700	Year End	1/4/2016
2015	101	FV	264,100	0	5,153.	293,000	557,100	557,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:48:01

LAST REV

Date	Time
10/07/21	17:47:22
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11042

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWELL ANN M,	73435-579		10/10/2019	Convenience	1	No	No		
	12036-131		7/15/1971		30,000	No	No		Raymond J Powell Jr D.O.D. 9/23/2013 Bk 63488

USER DEFINED

Prior Id # 1:	92143
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2021	1101	New Wind	27,225	C				
11/25/2020	1494	New Wind	22,226	C				
12/17/2018	1894	Heat App	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	Meas/Inspect	HS	Hanne S
11/14/2008	Meas/Inspect	345	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5153		Sq. Ft.	Site		0	80.	1.12	9									459,672						459,700	

Total AC/HA:	0.11830	Total SF/SM:	5153	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	459,672	Spl Credit		Total:	459,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1M - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17473769
Const Adj.:	1.00088990
Adj $ / SQ:	152.852
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449846
Depreciation:	83671
Depreciated Total:	366175

COMMENTS

646-5936 PDAS /BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

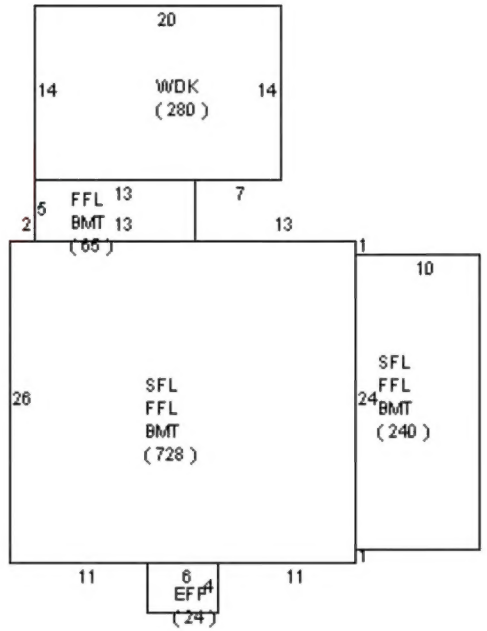
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.85
Special Features:	0	Val/Su Net:	109.71
Final Total:	366200	Val/Su SzAd	183.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,033	60.760	62,764
FFL	First Floor	1,033	152.850	157,896
SFL	Second Floor	968	152.850	147,961
WDK	Deck	280	9.580	2,682
EFP	Enclos Porch	24	72.660	1,744

Net Sketched Area:	3,338			Total:	373,047
Size Ad	2001	Gross Area	3338	FinArea	2518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	